

**S-35-2008**  
**Rosa Estates Subdivision**  
**3628 South 3200 West**  
**R-1-8 Zone**  
**3 Lots**

**BACKGROUND**

Mr. Jose Martinez , is requesting preliminary and final plat approval for a 3-lot subdivision in the R-1-8 Zone. The subdivision is bordered on the north, south and west by existing residential development. An existing dwelling located on lot 1 will remain as originally constructed. The purpose for the subdivision is to create two additional lots to the south.

**STAFF/AGENCY CONCERNS:**

Fire Department:

A Fire hydrant will need to be located within 250 feet of the back dwelling.

No turnaround will be needed.

Granger Hunter Improvement District:

Project will need to run availability for water, sewer and fire protection.  
Subject to design and review inspections.

Utility Agencies:

Subject to all standard easement locations.

Public Works:

Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.

Revisions to plat are required.

Developer will need to replace or repair any damage to existing improvements along 3200 West.

Will need to coordinate new drive approach with City Engineering Division.

Recommend that the driveway serve all three lots.

Will need to submit a soils report.

Building Inspections:

Will need to evaluate soils report prior to plat recordation.

**ISSUES:**

- The developer is requesting preliminary and final plat approval for the Rosa Estates Subdivision. The subdivision will consist of 3 lots on .93 acres. Lots range in size from 8,435 to 13,200 square feet. An existing dwelling located on lot 1 will remain as part of this development.
  - The subdivision is being proposed with a flag lot to serve lot 2. All lots meet the area and frontage requirements of the R-1-8 zone including the flag lot provisions. Although lots 1 and 3 have direct access to 3200 West, staff is recommending that all lots utilize the driveway to eliminate the possibility of traffic conflicts.
  - Access to the subdivision will be gained from 3200 West. Curb, gutter and sidewalk presently exist along this street. The developer will need to coordinate the new drive approach and utility connections with Public Works and other agencies. If existing improvements are damaged, or are in need of repair, the developer and/or builder will need to coordinate this during the building permit process.
- § As with all new subdivision development, there is a concern with the potential of ground water impacts. The applicant will need to submit a soils report. If the applicant chooses, he may coordinate the basement depth with the City Building Official. This is periodically done for small developments and involves a field inspection by the Building Division. In either case, this will need to be addressed prior to City Council review.
- § Staff did receive one e-mail regarding the proposed subdivision. The letter is in support of the subdivision or property, but would like the property cleaned up. Staff will communicate this with the applicant and will coordinate with the Community Preservation Department.

**STAFF ALTERNATIVES:**

1. Approval of the Rosa Estates Subdivision subject to a resolution of staff and agency concerns.
2. Continuation to address issues raised during the public hearing.

**Applicant (representing):**

Miguel Martinez  
3826 S. 3200 W.  
West Valley City, UT 84119

**Discussion:** Steve Lehman presented the application. Terri Mills commented that lot 3 doesn't face 3200 West and suggested that orienting the lot differently could be more desirable for the homeowner by providing more privacy in the backyard. Steve replied that the dashed lines on the plat represent the building envelope for a new home. He explained that the lot is fairly shallow and it would be difficult to front 3200 West with both the front and rear setbacks. He added that all three lots will likely get access from the same driveway. Miguel Martinez, representing the applicant, explained that he hasn't decided on any home designs, floor plans, or various possible orientations. He stated that fronting the home onto 3200 West wouldn't be a problem if all requirements would allow it. Jason Jones questioned if it is the applicants intention to have all three homes accessed from the same driveway. Mr. Martinez replied yes and added that all improvements will be taken care of once the subdivision application is approved.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

**Motion:** Commissioner Mills moved for approval subject to the resolution of staff and agency concerns.

Commissioner Conder seconded the motion.

**Roll call vote:**

Commissioner Conder	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

**Unanimous - S-35-2008– Approved**